

FIGURE 1

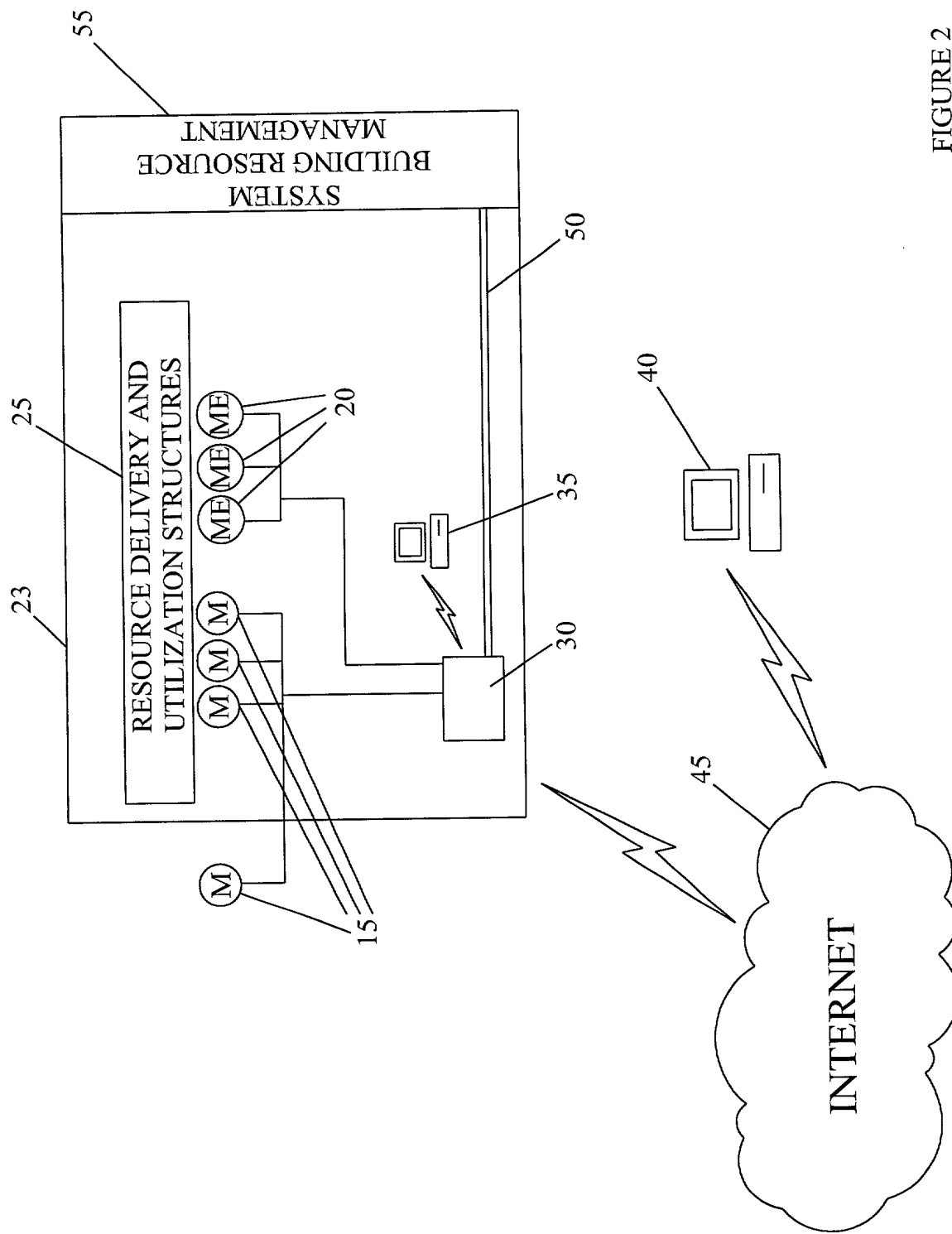


FIGURE 2

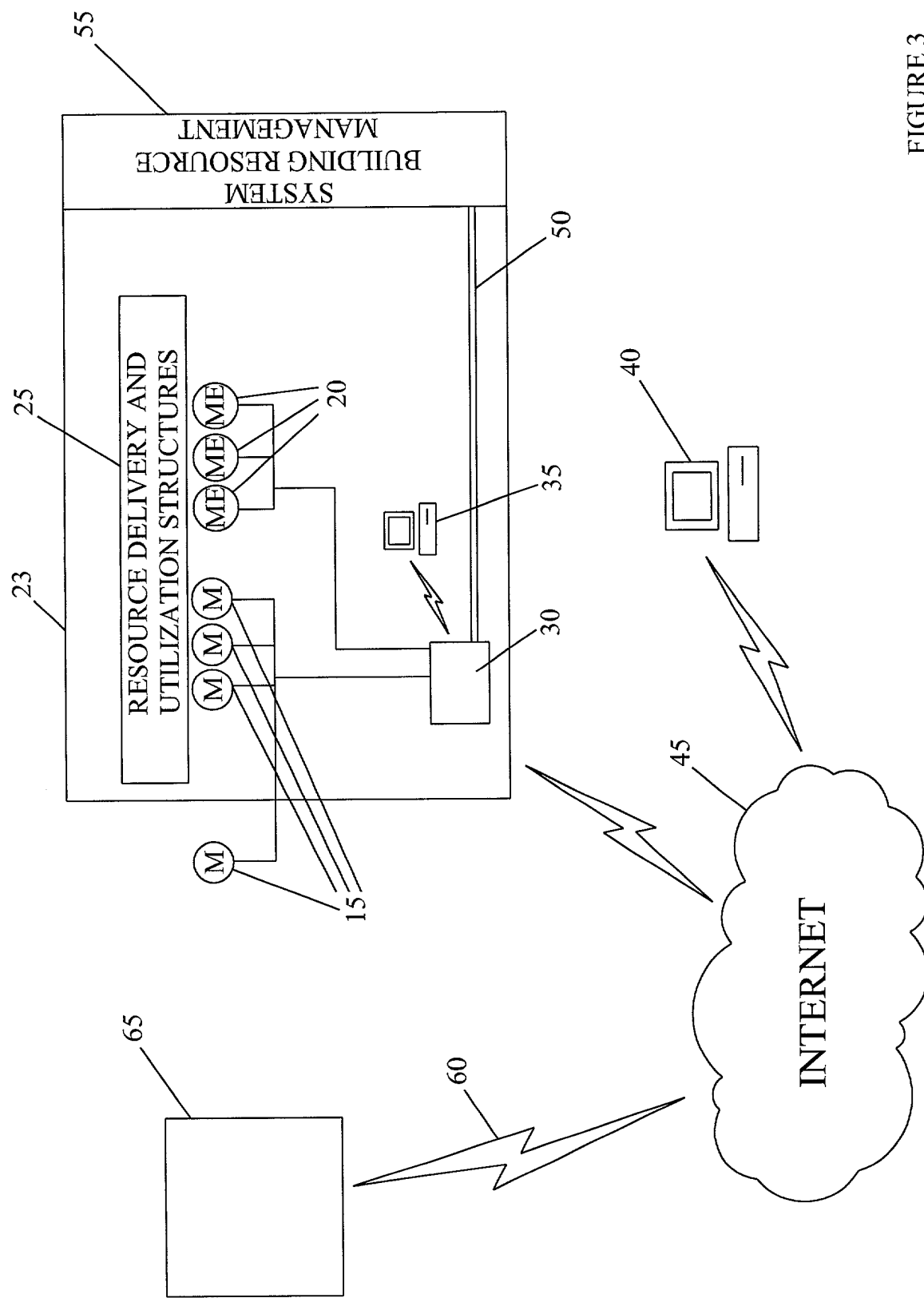


FIGURE 3

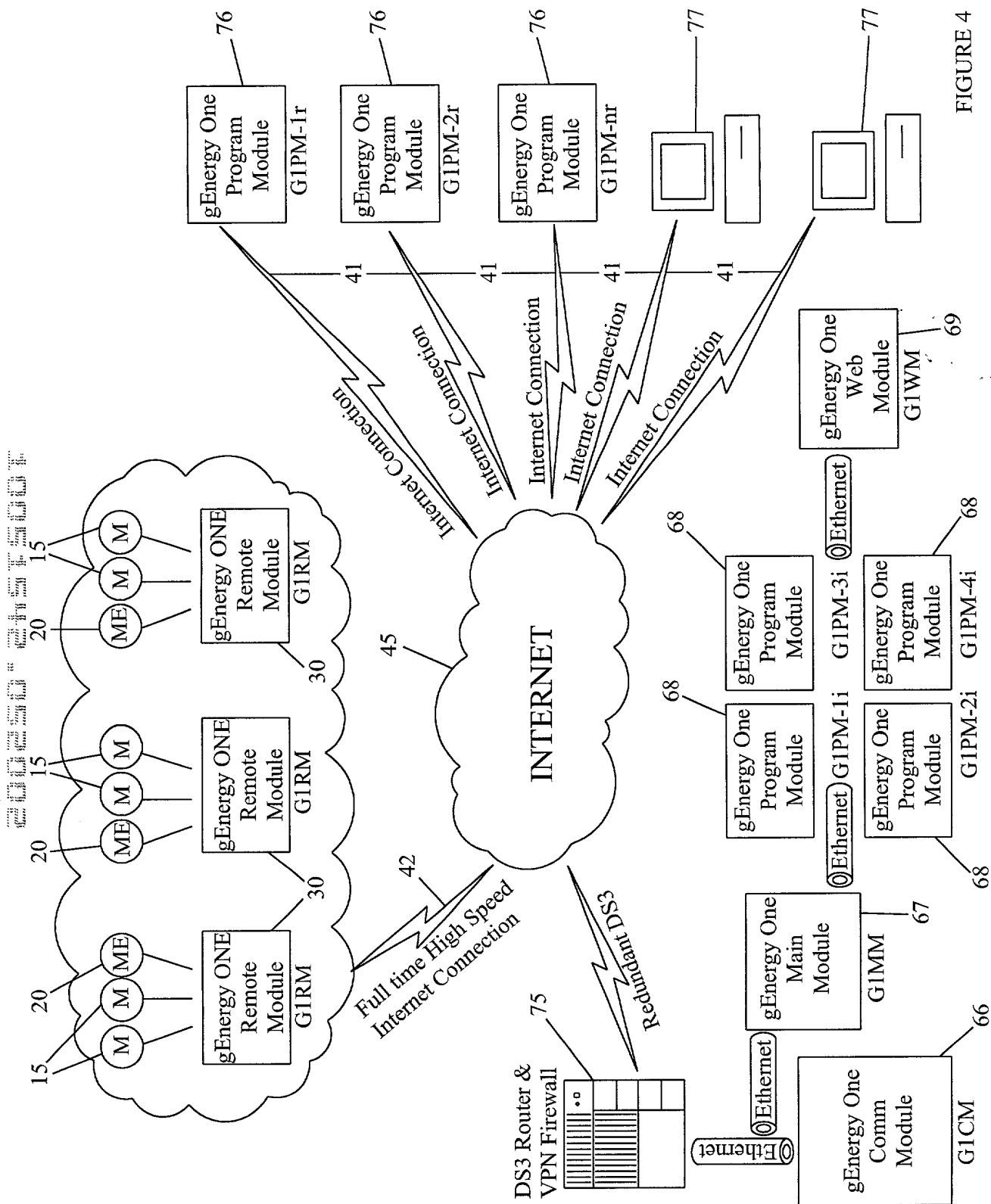
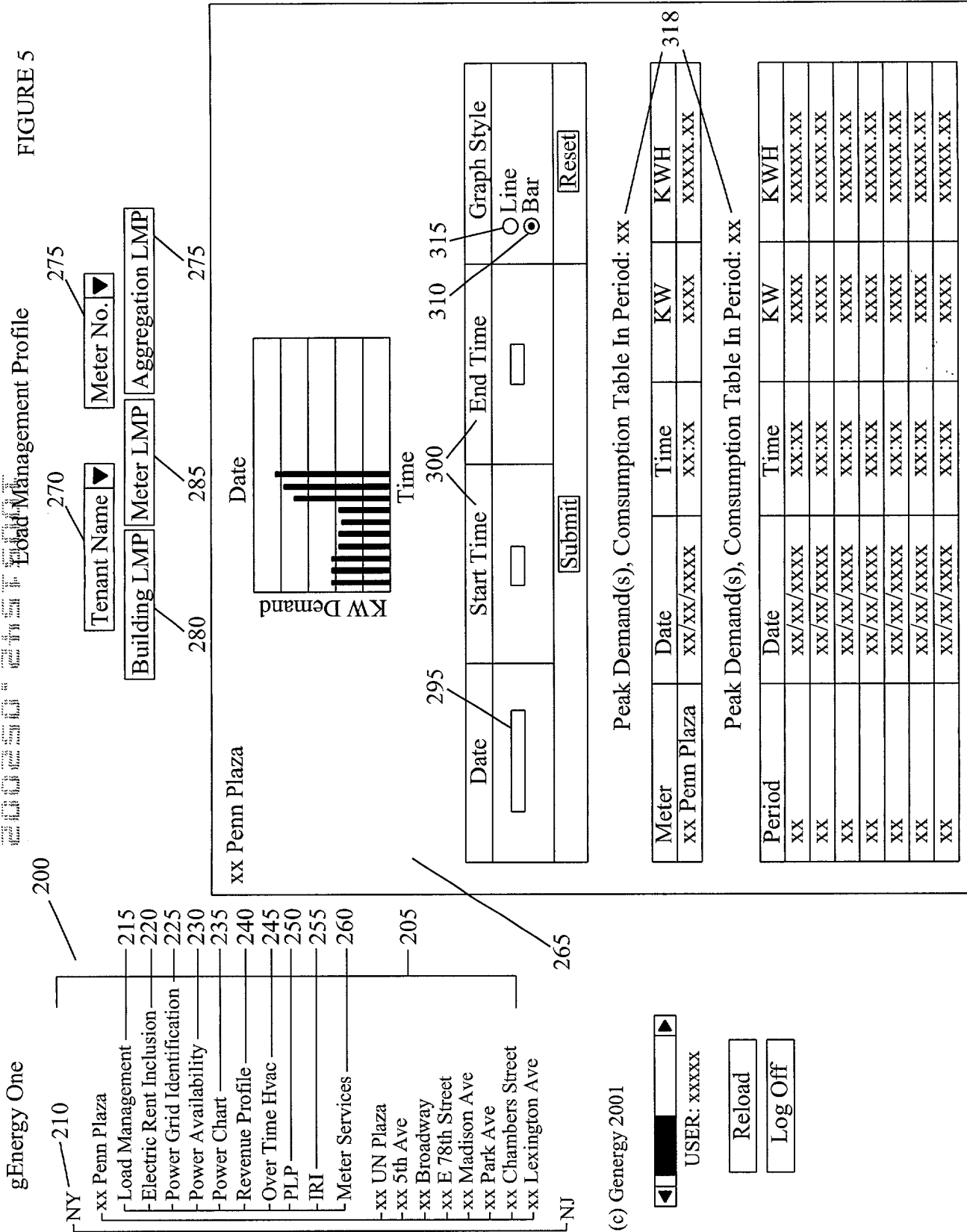


FIGURE 4



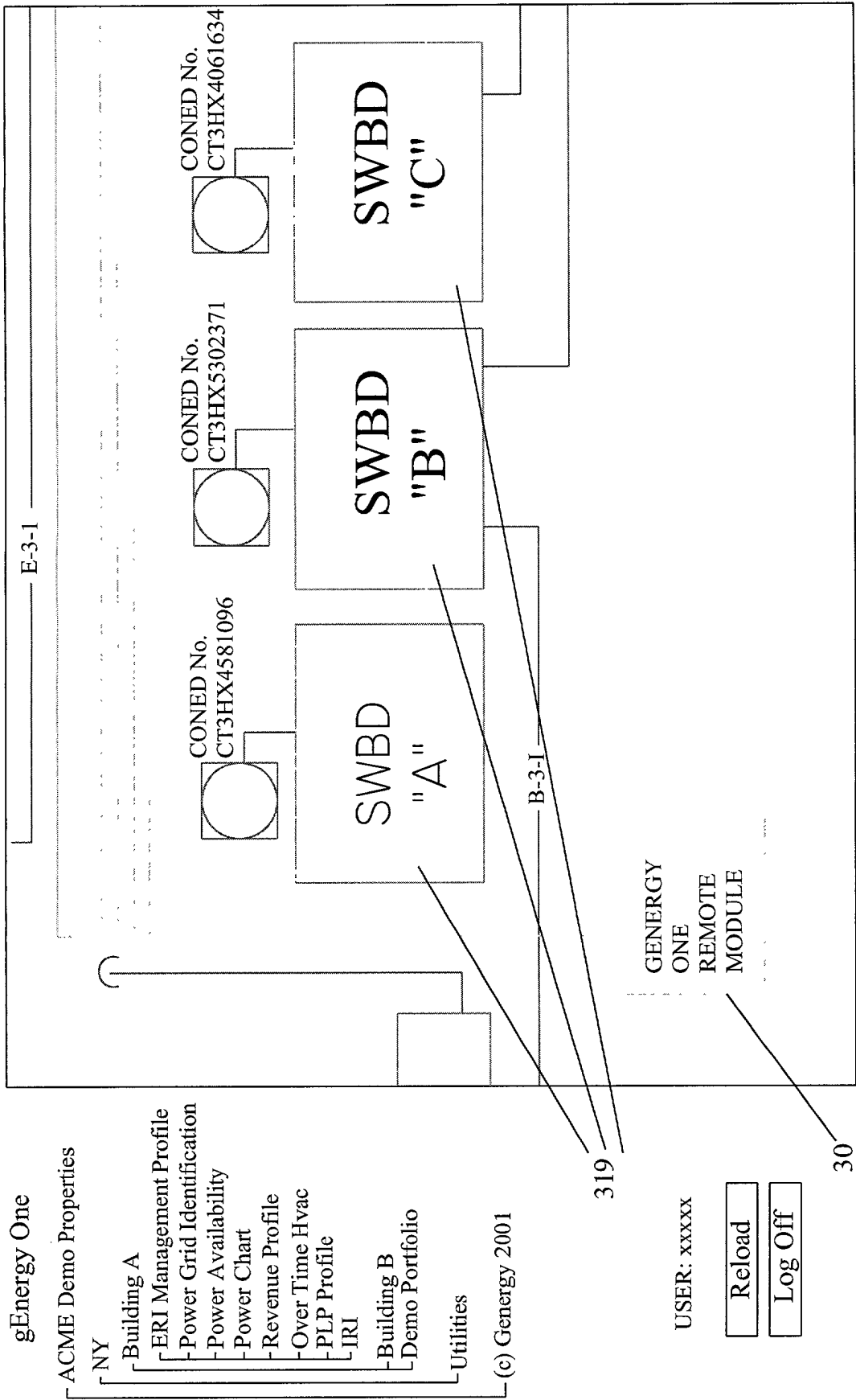
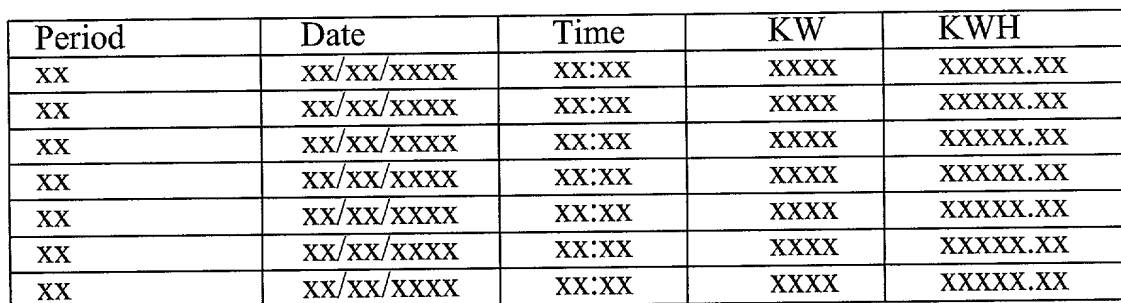


FIGURE 6

[illegible]FIGURE 7

gEnergy One

ACME Demo Properties

NY

- Building A
- Building B
- Building C
- Building D
- Building E
- Demo Portfolio
- Load Management
- ERI Management Profile
- Cost Analysis
- Utilities

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USER: xxxxx

Reload

Log Off

ACME Demo Properties

Electric Rent Inclusion Management

Yearly ERI Revenue \$XX,XXX.XX  
Monthly ERI Revenue \$XX,XXX.XX  
ERI Sq-Ft \$XX,XXX.XX  
Average ERI \$/Sq-Ft \$XX,XXX.XX

#	Building Name	ERI Tenants	Yearly Revenue	Monthly Revenue	Tot Sq-Ft	AVG \$/Sq-Ft
xx	xx Penn Plaza	xxx	\$xx,xxx.xx	\$xx,xxx.xx	xx,xxx	\$x.xx
xx	xx Penn Plaza	xxx	\$xx,xxx.xx	\$xx,xxx.xx	xx,xxx	\$x.xx
xx	xx Penn Plaza	xxx	\$xx,xxx.xx	\$xx,xxx.xx	xx,xxx	\$x.xx
xx	xx Penn Plaza	xxx	\$xx,xxx.xx	\$xx,xxx.xx	xx,xxx	\$x.xx
xx	xx Penn Plaza	xxx	\$xx,xxx.xx	\$xx,xxx.xx	xx,xxx	\$x.xx
xx	xx Penn Plaza	xxx	\$xx,xxx.xx	\$xx,xxx.xx	xx,xxx	\$x.xx
xx	xx Penn Plaza	xxx	\$xx,xxx.xx	\$xx,xxx.xx	xx,xxx	\$x.xx
xx	xx Penn Plaza	xxx	\$xx,xxx.xx	\$xx,xxx.xx	xx,xxx	\$x.xx
xx	xx Penn Plaza	xxx	\$xx,xxx.xx	\$xx,xxx.xx	xx,xxx	\$x.xx
xx	xx Penn Plaza	xxx	\$xx,xxx.xx	\$xx,xxx.xx	xx,xxx	\$x.xx
xx	xx Penn Plaza	xxx	\$xx,xxx.xx	\$xx,xxx.xx	xx,xxx	\$x.xx
xx	xx Penn Plaza	xxx	\$xx,xxx.xx	\$xx,xxx.xx	xx,xxx	\$x.xx
xx	xx Penn Plaza	xxx	\$xx,xxx.xx	\$xx,xxx.xx	xx,xxx	\$x.xx
xx	xx Penn Plaza	xxx	\$xx,xxx.xx	\$xx,xxx.xx	xx,xxx	\$x.xx
xx	xx Penn Plaza	xxx	\$xx,xxx.xx	\$xx,xxx.xx	xx,xxx	\$x.xx

FIGURE 8



gEnergy One

ACME Management

xx Penn Plaza

220

- Load Management
- ERI Management Profile
- Power Grid Identification
- Power Availability
- Power Chart
- Revenue Profile
- Over Time HVAC
- PLP Profile
- IRI
- Meter Services
- xx UN Plaza
- xx 5th Ave
- xx Broadway
- xx E 78th Street
- xx Madison Ave
- xx Park Ave
- xx Chambers Street
- xx Lexington Ave

-NJ

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USER: xxxxxx

Reload

Log Off

FIGURE 9

xx	xx Penn Plaza	Total no. of ERI Tenants:	xxx
	ACME Management	Total of ERI Sq-Ft:	xx,xxx
		Total of ERI Monthly Charge:	\$xx,xxx.xx
		Total of ERI Yearly Charge:	\$xx,xxx.xx
		AVG of ERI \$/Sq-Ft:	\$x.xx

400

Tenant #	Tenant Name	Sq-Ft	Monthly Charge	Yearly Charge	\$/Sq-Ft	Lease Exp Date	Move Out Date
XX_XX	XYZ INC	xx,xxx	\$xx,xxx.xx	\$xx,xxx.xx	\$x.xx	xx/xx/xxxx	xx/xx/xxxx
XX_XX	XYZ Services	xx,xxx	\$xx,xxx.xx	\$xx,xxx.xx	\$x.xx	xx/xx/xxxx	xx/xx/xxxx
XX_XX	XYZ Products	xx,xxx	\$xx,xxx.xx	\$xx,xxx.xx	\$x.xx	xx/xx/xxxx	xx/xx/xxxx
XX_XX	XYZ Leasign	xx,xxx	\$xx,xxx.xx	\$xx,xxx.xx	\$x.xx	xx/xx/xxxx	xx/xx/xxxx
XX_XX	XYZ Consult	xx,xxx	\$xx,xxx.xx	\$xx,xxx.xx	\$x.xx	xx/xx/xxxx	xx/xx/xxxx
XX_XX	XYZ Mgmt	xx,xxx	\$xx,xxx.xx	\$xx,xxx.xx	\$x.xx	xx/xx/xxxx	xx/xx/xxxx
XX_XX	XYZ INC	xx,xxx	\$xx,xxx.xx	\$xx,xxx.xx	\$x.xx	xx/xx/xxxx	xx/xx/xxxx

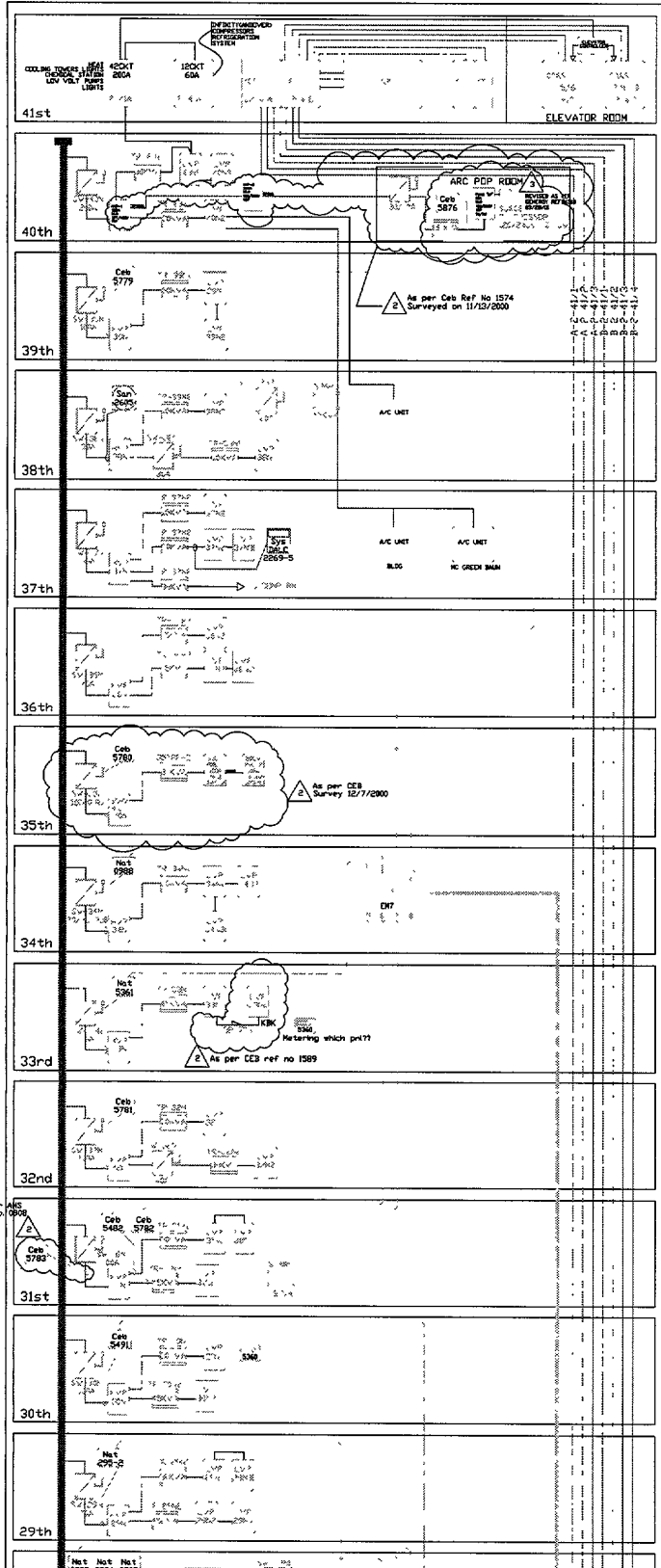
410

Tenant #	Date Event	% Rate	% MAC	Charge	Note
XX_XX	xx/xx/xxxx	xx.xx%	xx.xx%	\$xxx.xx	xxx xxxxx xxxxxx xxxxxxxx
XX_XX	xx/xx/xxxx	xx.xx%	xx.xx%	\$xxx.xx	xxx xxxxx xxxxxx xxxxxxxx

415

FIGURE 10-A

# NORTH EC



# NORTH EC

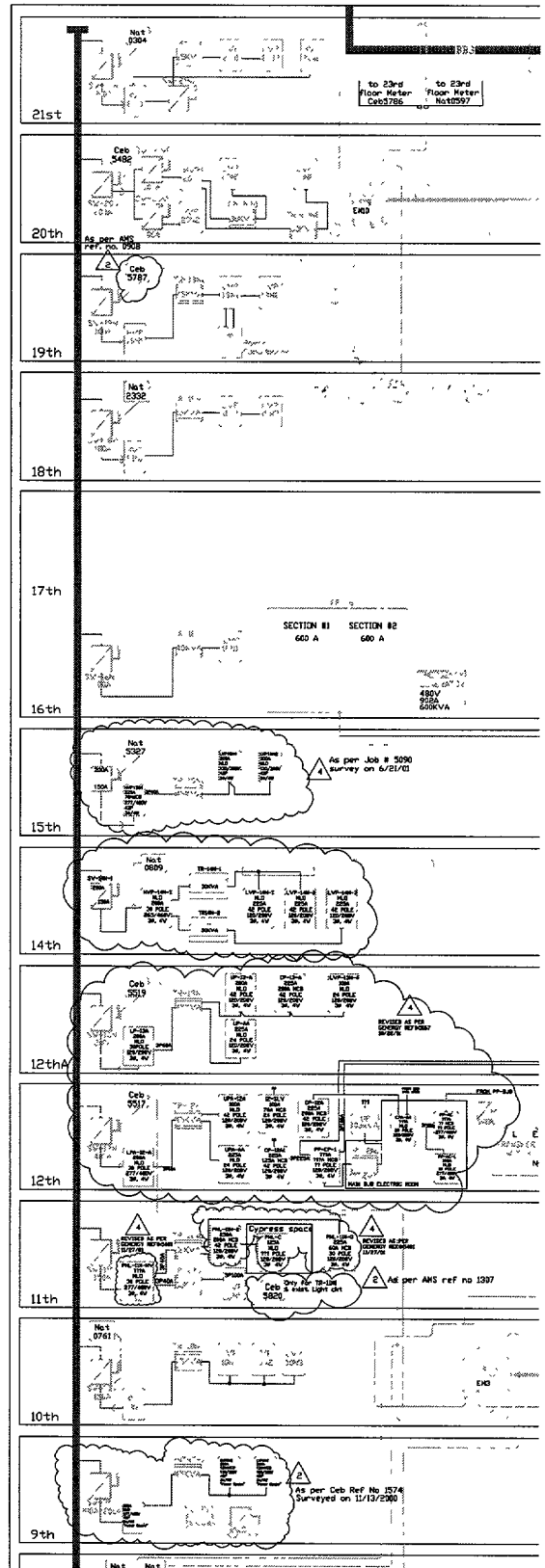
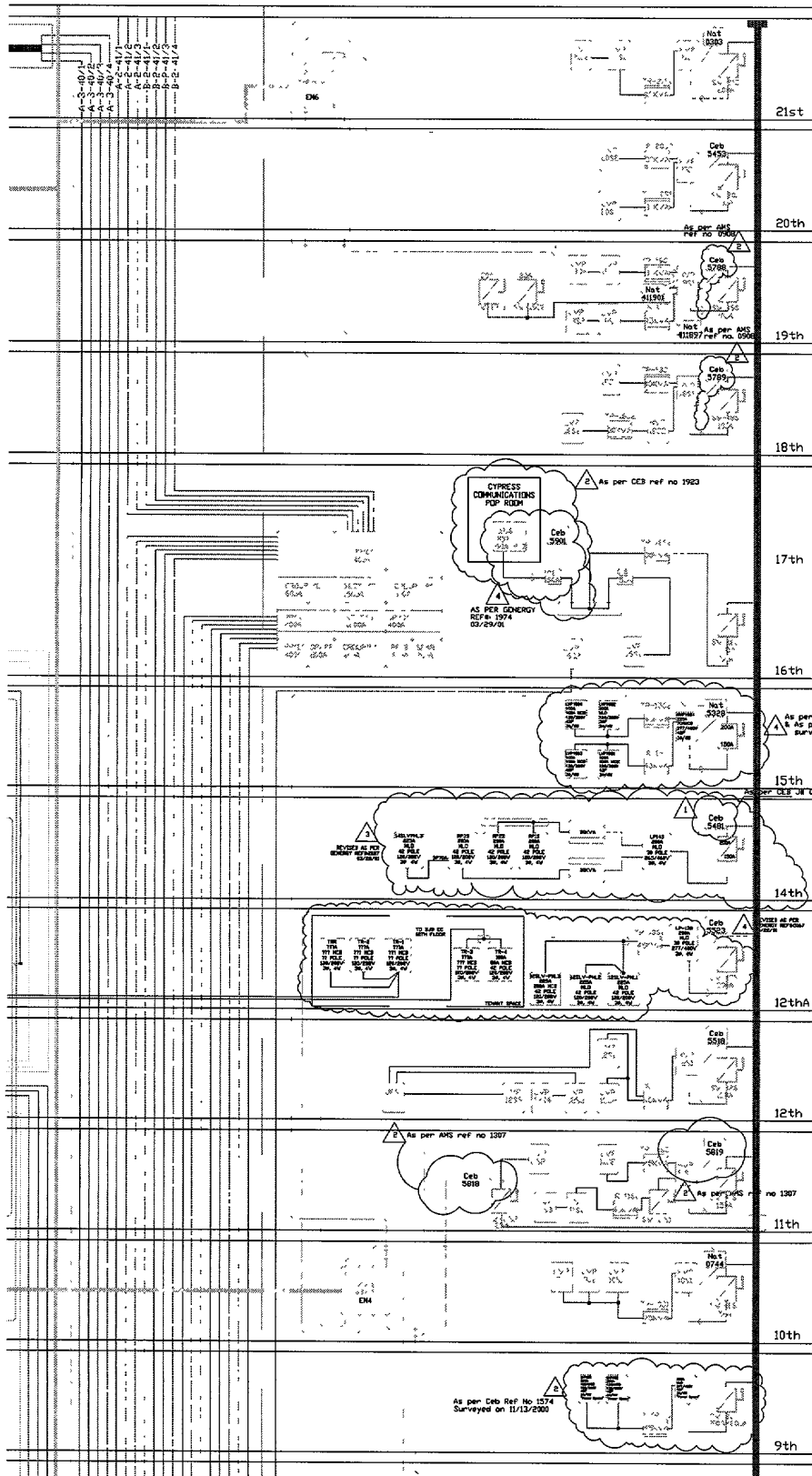


FIGURE 10-B

SOUTH EC



ACME Management LLC  
a Division of  
TORNADO Realty Trust

330 Madison Ave.  
NEW YORK, NEW YORK

**P**OWER  
**G**RID  
**I**DENTIFICATION

COLOR LEGEND

- NAT METER TRUNK LINE
- BUS BAR
- LOW VOLTAGE
- HIGH VOLTAGE
- PANELS, PULL BOXES, SWBDRS, ETC.
- EMERGENCY POWER
- DORMANT OR EMPTY

SYMBOL LEGEND

- CIRCUIT BREAKER PANEL
- PULL BOX
- END OF RISER
- TAP
- FUSE DISCONNECT SWITCH
- METER
- POWER CONDITIONER

NOTES:

Riser name  
**A-1-01**  
Floor  
Switch number  
Board Number

DATE REVISION NO.

FIGURE 10-C

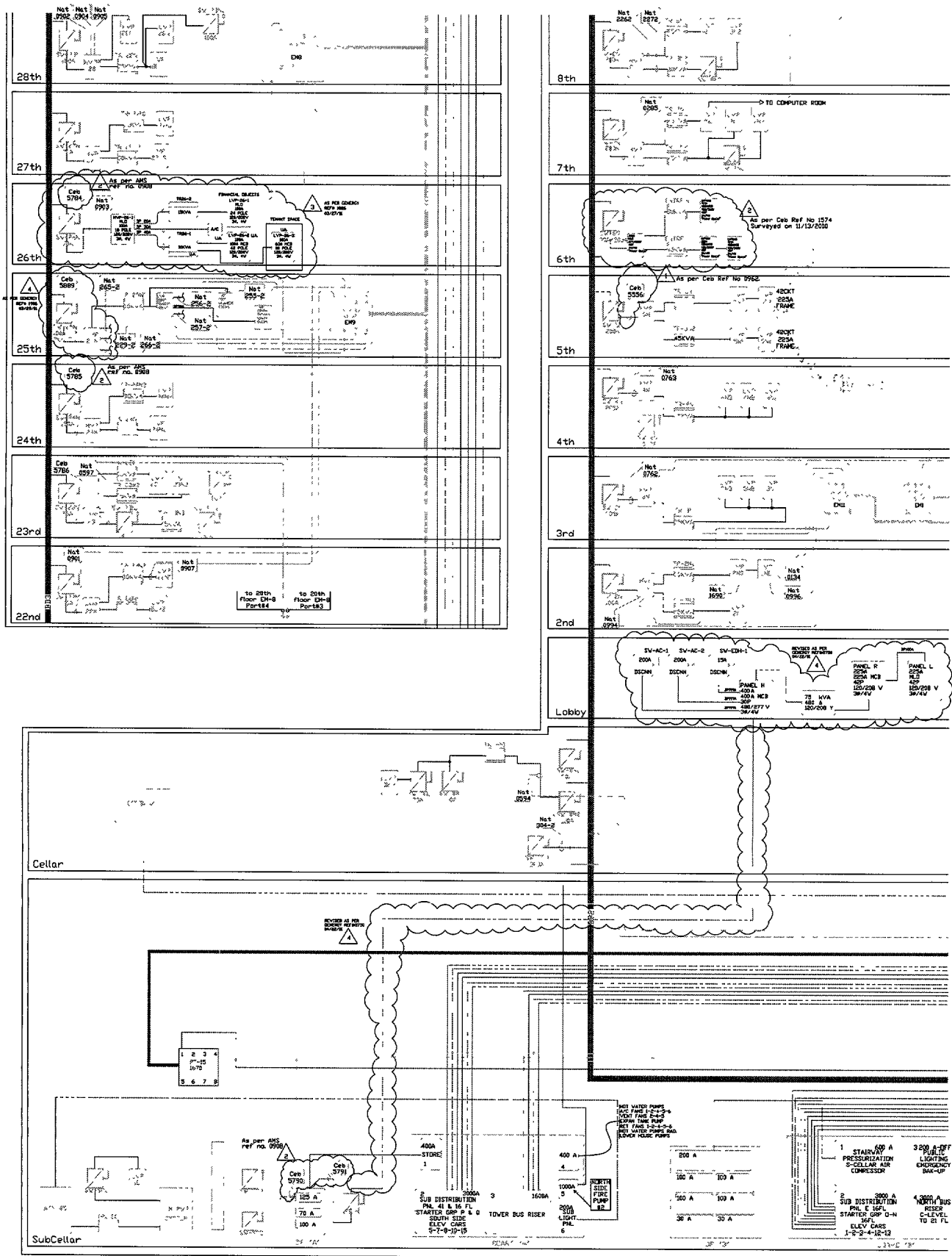
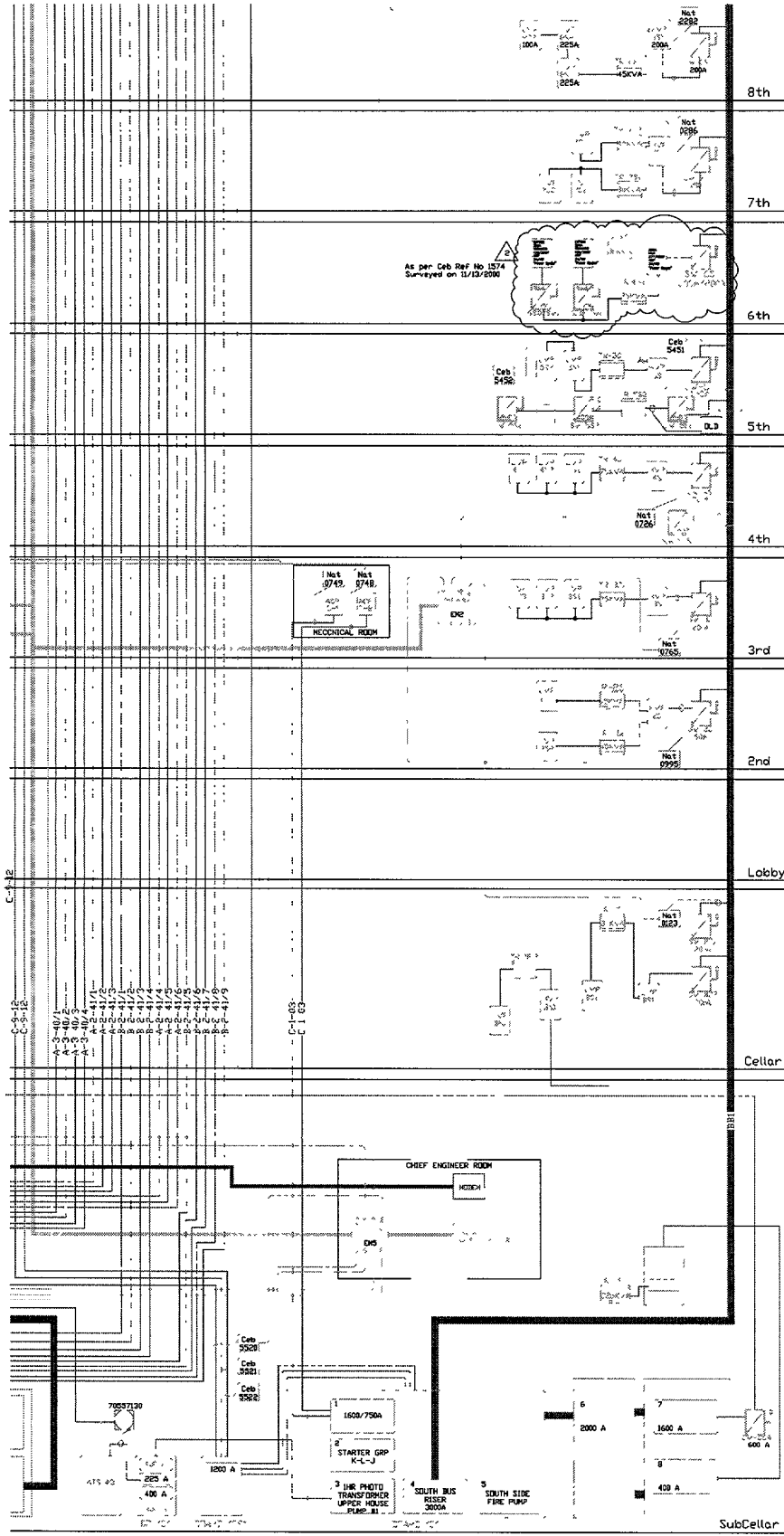


FIGURE 10-D



02/28/00	AS PER CEB JH829 SEC NOTES	01

Notes

Blank area for notes.

LOCATION	SCALE	DRAWN BY
123 MADISON AVENUE	none	L. Sorrentino
TITLE		APPD BY
PGI Riser Diagram		D. Gristina
DATE	JOB NO	
February 10th, 1998	J0201PGI - 001	

# gEnergy One

ACME Management

- xx Penn Plaza
- Load Management
- ERI Management Profile
- Power Grid Identification
- Power Availability
- Power Chart
- Revenue Profile
- Over Time HVAC
- PLP Profile
- IRI
- Meter Services
- xx UN Plaza
- xx 5th Ave
- xx Broadway
- xx E 78th Street
- xx Madison Ave
- xx Park Ave
- xx Chambers Street
- xx Lexington Ave

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USER: xxxxx

Reload

Log Off

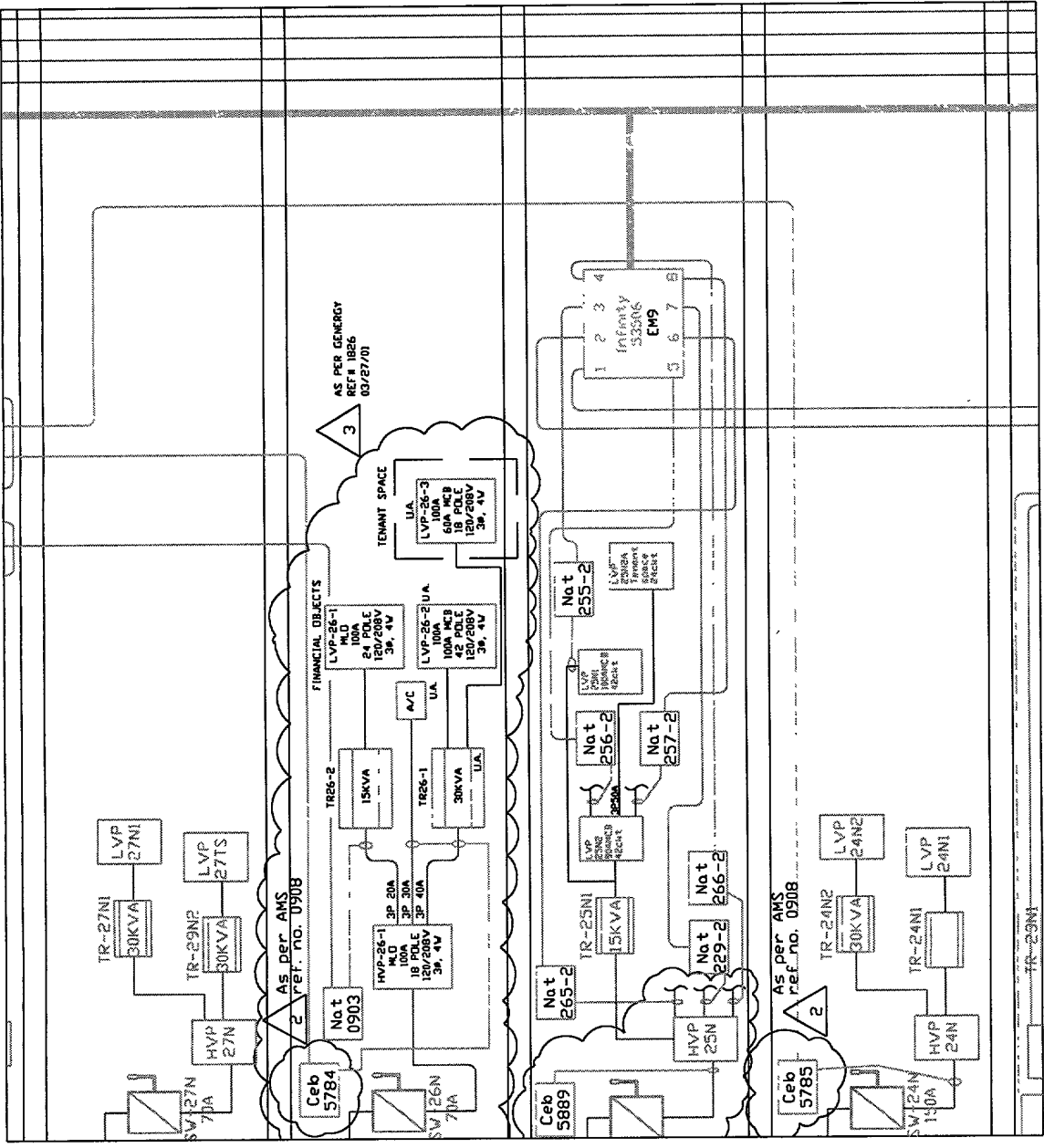


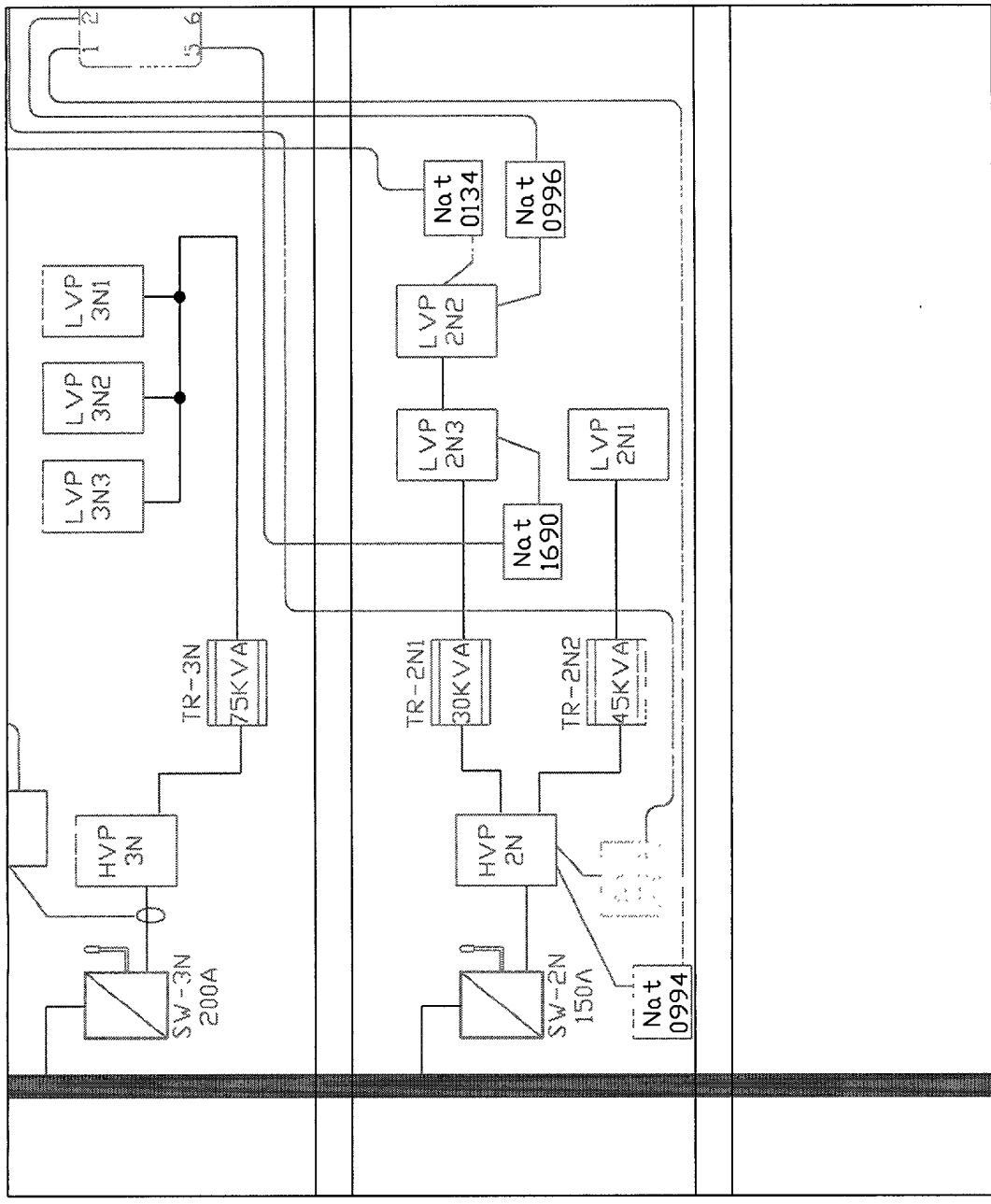
FIGURE 11

gEnergy One

gEnergy One

ACME Management

- NY
- xx Penn Plaza
- Load Management
- ERI Management Profile
- Power Grid Identification
- Power Availability
- Power Chart
- Revenue Profile
- Over Time HVAC
- PLP Profile
- IRI
- Meter Services
- xx UN Plaza
- xx 5th Ave
- xx Broadway
- xx E 78th Street
- xx Madison Ave
- xx Park Ave
- xx Chambers Street
- xx Lexington Ave
- NJ



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▶

USER: xxxxxx

Reload

Log Off

FIGURE 12

gEnergy One

gEnergy One

ACME Management

- NY
- xx Penn Plaza
- Load Management
- ERI Management Profile
- Power Grid Identification
- Power Availability
- Power Chart
- Revenue Profile
- Over Time HVAC
- PLP Profile
- IRI
- Meter Services
- xx UN Plaza
- xx 5th Ave
- xx Broadway
- xx E 78th Street
- xx Madison Ave
- xx Park Ave
- xx Chambers Street
- xx Lexington Ave
- NJ

Meter Details

Bill Period	Previous	Current	On Peak	Off Peak	Kwhr	Demand
xxxxx/x	xx,xxx	xx,xxx	xxx	xxx	x,xxx	x.xx
xxxxx/x	xx,xxx	xx,xxx	xxx	xxx	x,xxx	x.xx
xxxxx/x	xx,xxx	xx,xxx	xxx	xxx	x,xxx	x.xx
xxxxx/x	xx,xxx	xx,xxx	xxx	xxx	x,xxx	x.xx
xxxxx/x	xx,xxx	xx,xxx	xxx	xxx	x,xxx	x.xx
xxxxx/x	xx,xxx	xx,xxx	xxx	xxx	x,xxx	x.xx
xxxxx/x	xx,xxx	xx,xxx	xxx	xxx	x,xxx	x.xx
xxxxx/x	xx,xxx	xx,xxx	xxx	xxx	x,xxx	x.xx

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USER: xxxxx

Reload

Log Off

FIGURE 13



ACME Management

- NY
    - xx Penn Plaza
    - Load Management
    - ERI Management Profile
    - Power Grid Identification
    - Power Availability
    - Power Chart
    - Revenue Profile
    - Over Time HVAC
    - PLP Profile
    - IRI
    - Meter Services
  - xx UN Plaza
  - xx 5th Ave
  - xx Broadway
  - xx E 78th Street
  - xx Madison Ave
  - xx Park Ave
  - xx Chambers Street
  - xx Lexington Ave
- NJ

XXXXXX - MARK STATIONARIES

Period	Energy Charge	Demand Charge	Admin Fee	Service Fee	Sales Tax	Total Amt
xxxxx/x	\$xxxx.xx	\$xx.xx	x.xx%	\$xx.xx	\$xx.xx	\$xxx.xx
Meter	On Peak KWH	Off Peak KWH	KWH	Demand		
NAT XXXX	xxx	xxx	xxx	x,xxx	x	
NAT XXXX	xxx	xxx	xxx	xxx	x	
Totals	x,xxx	x,xxx	x,xxx	x,xxx	x,xxx	x

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USER: xxxxx

Reload

Log Off

FIGURE 14

ACME Management

NY

- xx Penn Plaza
- Load Management
- ERI Management Profile
- Power Grid Identification
- Power Availability
- Power Chart
- Revenue Profile
- Over Time HVAC
- PLP Profile
- IRI
- Meter Services
- xx UN Plaza
- xx 5th Ave
- xx Broadway
- xx E 78th Street
- xx Madison Ave
- xx Park Ave
- xx Chambers Street
- xx Lexington Ave

NJ

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USER: xxxxx

Reload

Log Off

Date

xx/xx/xxxx

Volt A  
**Amp A**  
KVAR A  
VThd A %  
Volt B  
**Amp B**  
KVAR B  
VThd B %  
Volt C  
**Amp C**  
KVAR C  
VThd C %

xxx.xx  
xx.xx  
.xx  
x.xx  
xxx.xx  
x.xx  
.xx  
x.xx  
xxx.xx  
x.xx  
.xx  
x.xx

VOLT A-B  
**KW A**  
PF A  
AThd A %  
VOLT B-C  
**KW B**  
PF B  
AThd B %  
VOLT C-A  
**KW C**  
PF C  
AThd C %

xxx.xx  
x.xx  
.xxxx  
xx.xx  
xxx.xx  
.xx  
.xxxx  
xx.xx  
xxx.xx  
.xx  
.xxxx  
xx.xx

KW ABC

x.xx

.xx

KVARC  
ABC

.xx

.xxxx

COS ABC

x.xx

xx.xx

**KWH ABC**

xxxxx.xx

xxxxx.xx

KVARCH  
ABC

xx.xx

x.xx

DEMAND

x.xx

FIGURE 15

Your Building - MEP Upgrade

Construction Drawings as of February 14, 2001

550	
<div>ELECTRICAL</div>	
E1 - Electrical Service to Floors 8-9-10-12	
E2 - Sub-Basement Electrical Plan	
E3 - Electrical Plan Basement	
E4 - 7th Floor Electrical Plan and Details	
E5 - Electric Closet Plans	
E6 - Mechanical Room Feeders	
E7 - Electrical Roof Plan	
<div>PLUMBING</div>	
P1 - Domestic Water Riser	
P2 - Drain Vent Riser	
P3 - Sub Basement Plan	
P4 - Basement Plan	
P5 - 4th Floor Plan	
P6 - 16th Floor Plan	
P7 - Mechanical Schedule	
<div>MECHANICAL</div>	
M1 - Condenser Water Piping Riser Diagram	
M2 - CWP - Basement Plan	
M3 - CWP - 4th Floor Plan	
M4 - CWP - 12th Floor Plan (typ of 8,9,10,12)	
M5 - CWP - 16th Floor Plan	
M6 - CWP Roof	
M7 - Mechanical Details #1	
M8 - Mechanical Details #2	
M9 - Mechanical Details #3	
M10 - Mechanical Schedules	

SPECIFICATIONS

FIGURE 16

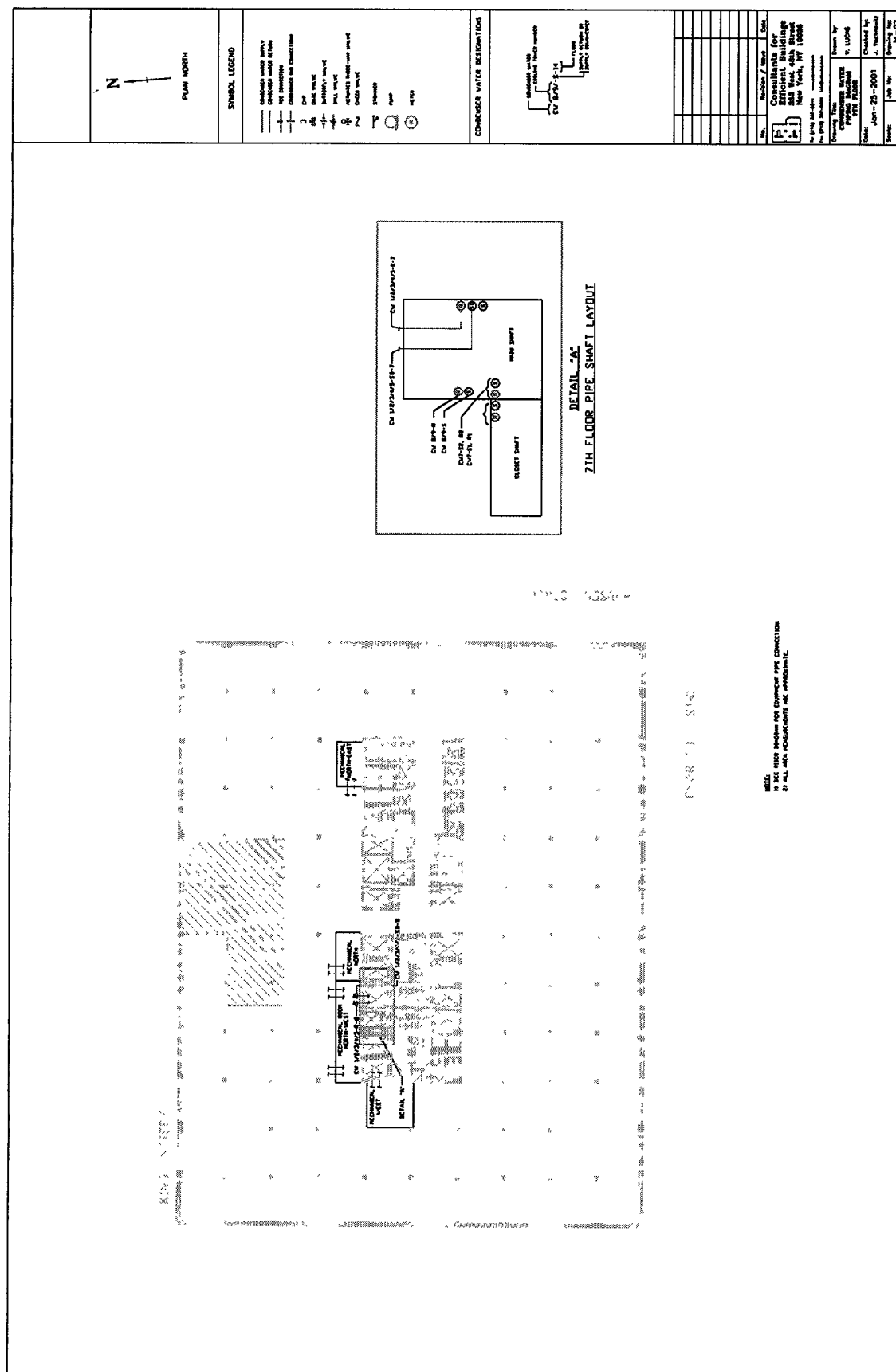


FIGURE 17



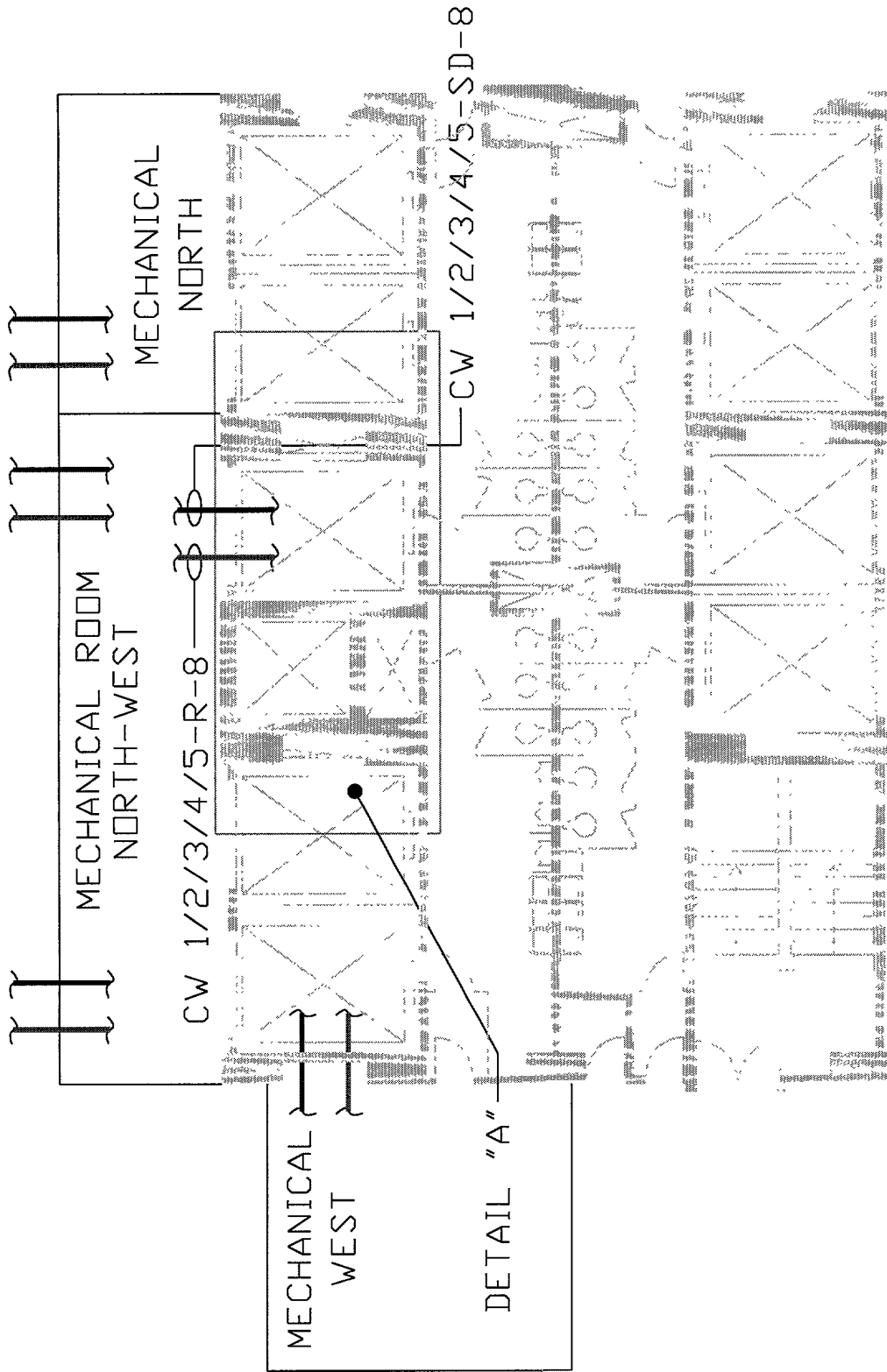


FIGURE 19







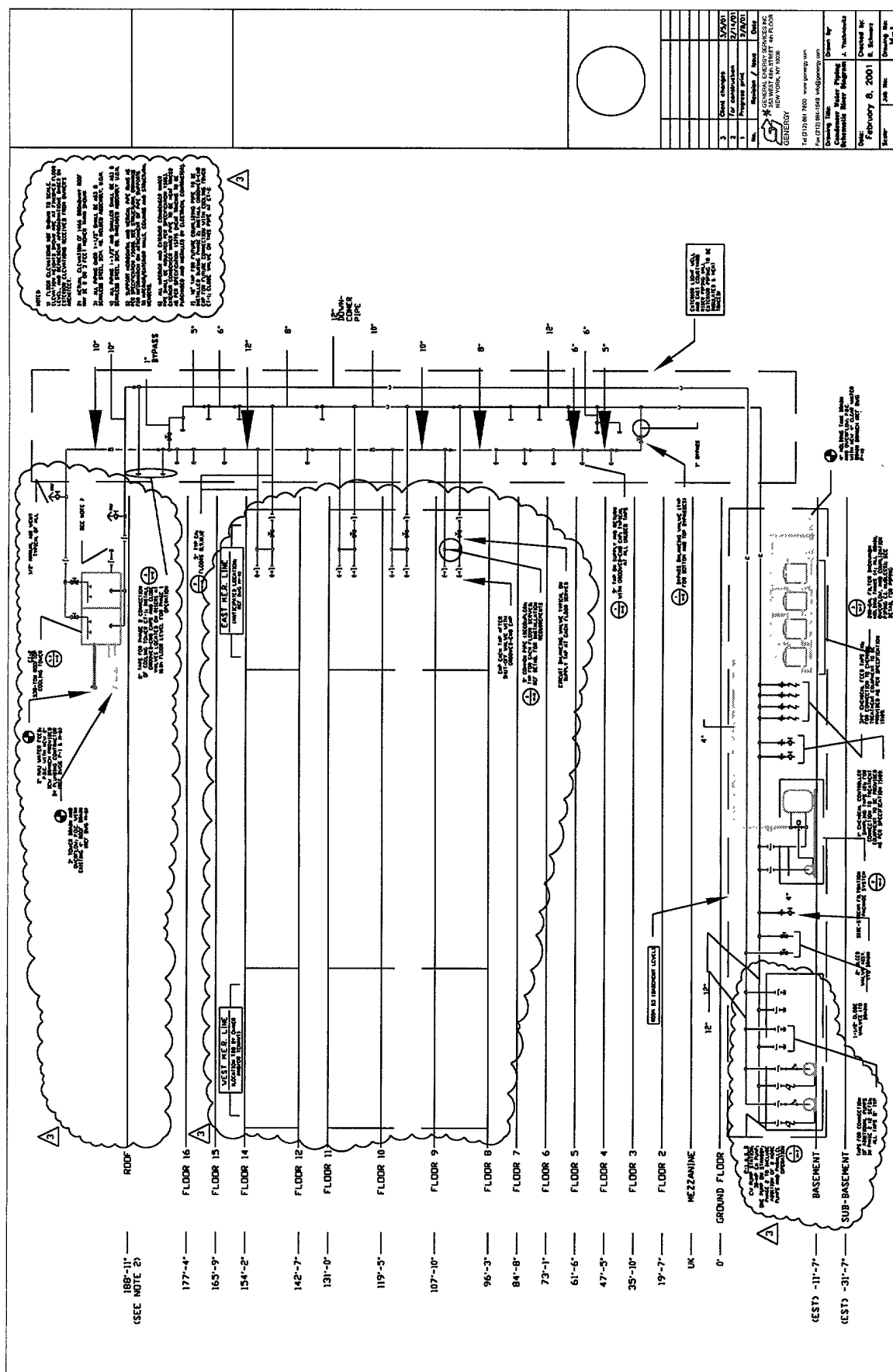


FIGURE 22

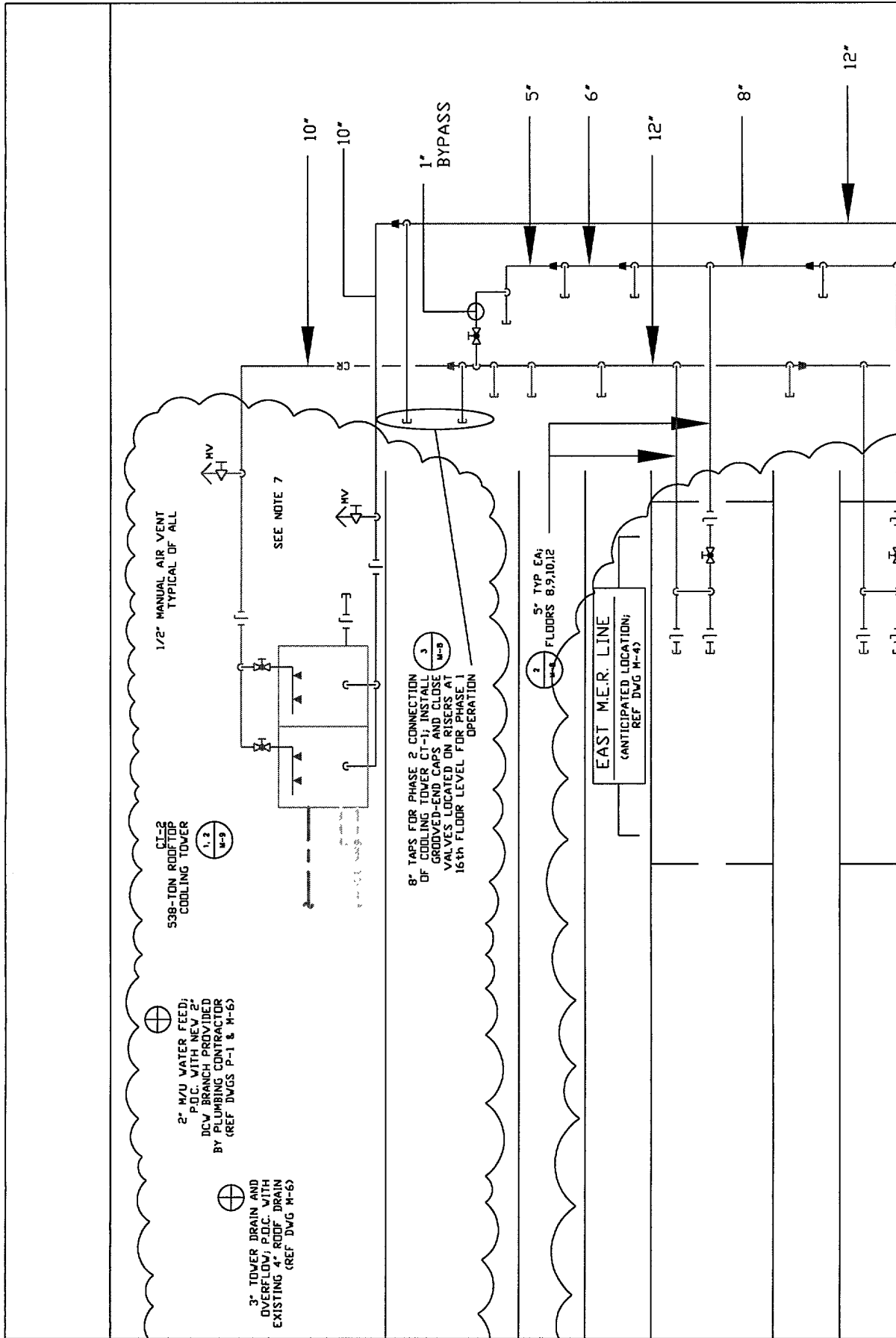


FIGURE 23

565	560	570	585	590	595	597	598
Riser or Switch	Floor Served	Area Served (Sq-Ft)	Fuse Size (Amps)	Connected Load (W/Sq-Ft)	Available Ampacity (Amps)	Power Available (W/Sq-Ft)	
	2nd					Tenant	Landlord
X-X-XX	xxx xx xxxxx	xx,xxx	xxx.x	x.x	xxx.x	x.x	x.x
X-X-XX	xxx xx xxxxx	xx,xxx	xxx.x	x.x	xxx.x	x.x	x.x
X-X-XX	xxx xx xxxxx	xx,xxx	xxx.x	x.x	xxx.x	x.x	x.x
X-X-XX	xxx xx xxxxx	xx,xxx	xxx.x	x.x	xxx.x	x.x	x.x
X-X-XX	xxx xx xxxxx	xx,xxx	xxx.x	x.x	xxx.x	x.x	x.x
X-X-XX	xxx xx xxxxx	xx,xxx	xxx.x	x.x	xxx.x	x.x	x.x
X-X-XX	xxx xx xxxxx	xx,xxx	xxx.x	x.x	xxx.x	x.x	x.x
X-X-XX	xxx xx xxxxx	xx,xxx	xxx.x	x.x	xxx.x	x.x	x.x
<div>575</div> <div>580</div>							
Floor Area						Sq-Ft	
Power Available for Tenant						x.x	W/Sq-Ft
Power Available for Landlord						x.x	W/Sq-Ft
Total Power Available						x.x	W/Sq-Ft

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# XX Penn Plaza Power Availability Chart

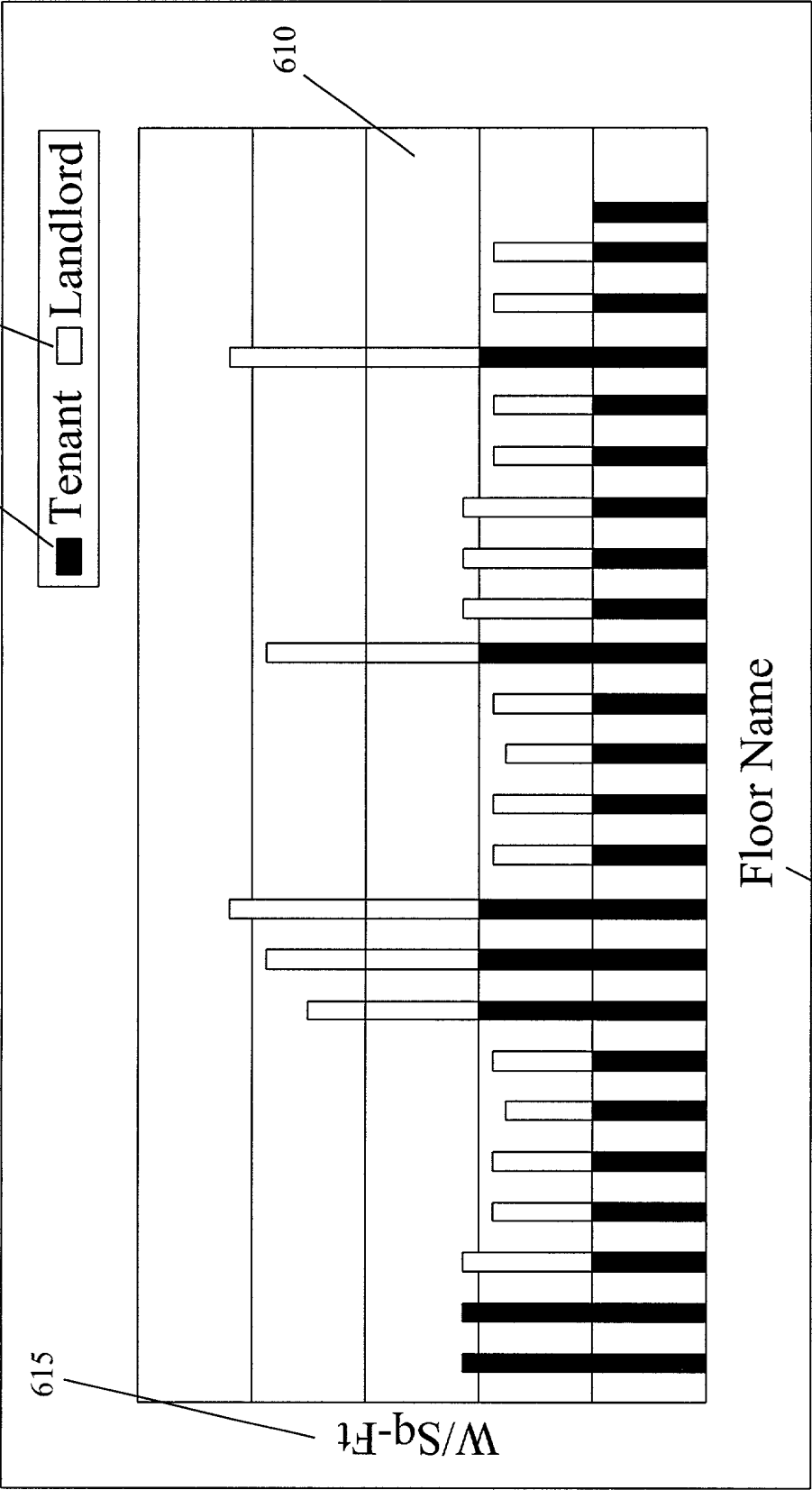


FIGURE 25

# MONTHLY ELECTRICAL REVENUE & EXPENSE PROFILE XX PENN PLAZA

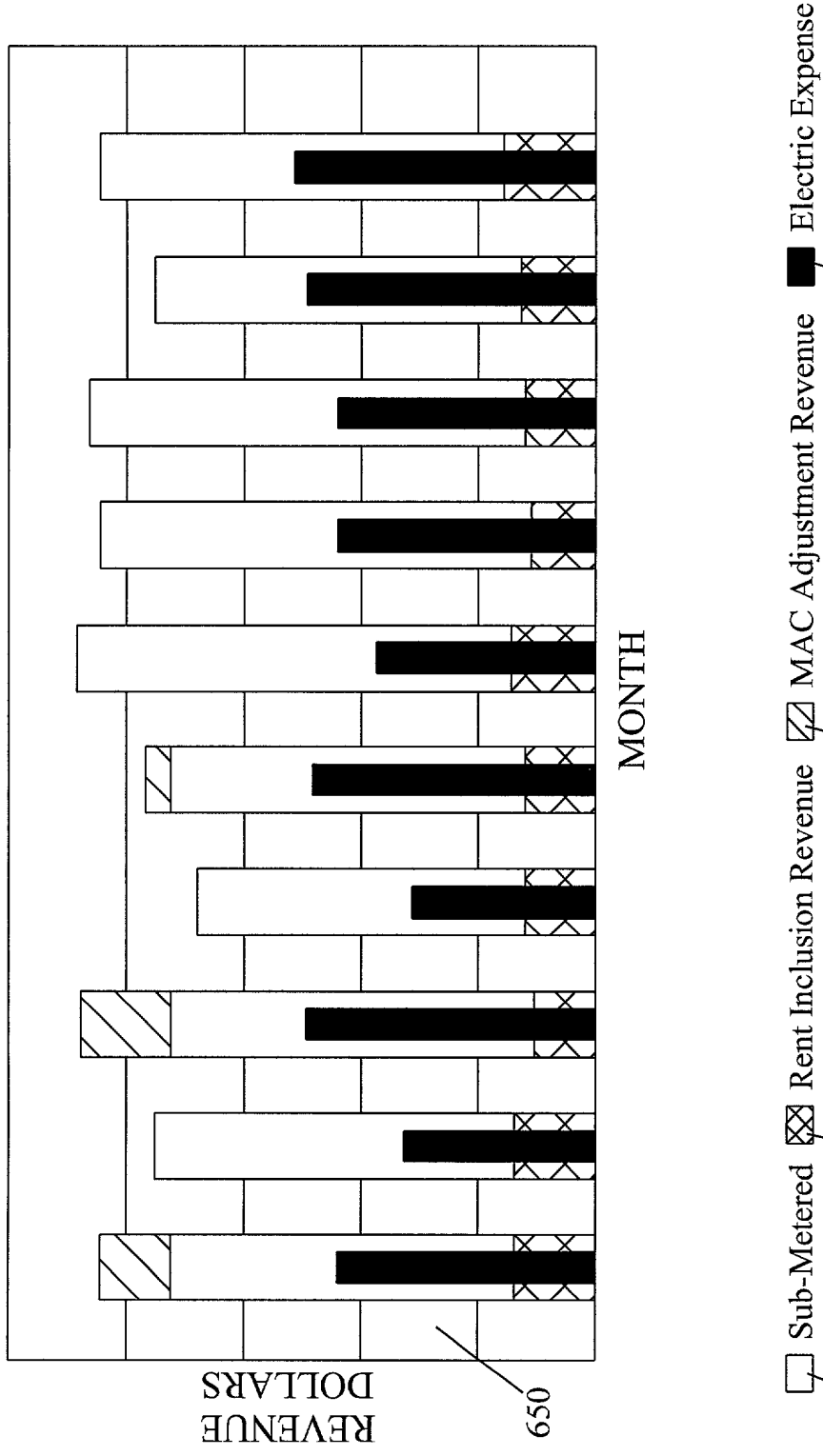


FIGURE 26

# XX PENN PLAZA

## HOURLY OVERTIEM COOLING

### All Floors

ELECTRIC:			700
KWHR:	2888 @ \$ 0.06139	\$177.29	
STEAM:			710
MLBS:	32.3 @ \$ 10.46	\$337.86	
WATER:			715
6240GPM x60Min.x2%Evap=7488 Gallons/748= 10.01 CCF @3.37		\$ 33.73	
REPAIRS & MAINTENANCE:			720
\$527,000 Per Annum = 3440 Hours Per Annum		\$153.20	
LABOR:			725
One Engineer Per Hour:		\$ 97.50	
TOTAL COOLING PER HOUR:		\$ 799.58	

FIGURE 27

755 760 765 770 775 780 785 790 795 800 805 810 815 820 825 830 835 840 845 850 855 860 865 870 875 880 885 890 895 900 905 910 915 920 925 930 935 940 945 950 955 960 965 970 975 980 985 990 995

gEnergy One

ACME Management

NY

- xx Penn Plaza
- Load Management
- ERI Management Profile
- Power Grid Identification
- Power Availability
- Power Chart
- Revenue Profile
- Over Time HVAC
- PLP Profile
- IRI
- Meter Services
- xx UN Plaza
- xx 5th Ave
- xx Broadway
- xx E 78th Street
- xx Madison Ave
- xx Park Ave
- xx Chambers Street
- xx Lexington Ave

NJ

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USER: xxxxx

Reload

Log Off

CLIENT 755 XYZ Realty Company

ADDRESS 760 XX Penn Plaza  
New York, NY 10019

PREMISES 765 Common Area

KW xxx.x

KWHR xxxxxx 770

UTILITY RATE Consolidated Edison SC-411 || Rane in effect Jan 2000

ENERGY  
On-Peak Kwhr xxxxx @ \$x.xxxxx \$xx.xxx.xx 775  
Off-Peak Kwhr xxxxx @ \$x.xxxxx \$xx.xxx.xx

DEMAND  
KW xxx.x @ \$xx.xx \$xx.xxx.xx 780

FUEL ADJUSTMENT Kwhr xxxxx @ \$x.xxxxx \$xx.xxx.xx 785

Sub-Total \$xx.xxx.xx

GROSS RECEIPT TAX x.xxx% \$x.xxx.xx 790

Sub-Total \$xx.xxx.xx

SALES TAX x.xx% \$x.xxx.xx 795

TOTAL COST FOR

CHARGE PER MONTH \$xxx.xxx.xx 798

800 750

rates fuel tax jan feb mar apr may jun jul aug sep oct nov dec

FIGURE 28

ACME Management

INFRARED RADIOMETER INSPECTION

- NY
- xx Penn Plaza

Load Management

ERI Management Profile

Power Grid Identification

Power Availability

Power Chart

Revenue Profile

Over Time HVAC

PLP Profile

IRI

Meter Services
- xx UN Plaza

xx 5th Ave

xx Broadway

xx E 78th Street

xx Madison Ave

xx Park Ave

xx Chambers Street

xx Lexington Ave
- NJ

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USER: xxxxx

Reload

Log Off

LP-9-B	9th FL, "B" EC
LP-10-B	10th FL, "B" EC
MCC-D	12th FL, Motor Control Center
PP-25B-3	25th FL, Elevator #25

FIGURE 29





gEnergy One

- ACME Management
- NY
- xx Penn Plaza

- Load Management

- ERI Management Profile

- Power Grid Identification

- Power Availability

- Power Chart

- Revenue Profile

- Over Time HVAC

- PLP Profile

- IRI

Meter Services
- xx UN Plaza

-xx 5th Ave

-xx Broadway

-xx E 78th Street

-xx Madison Ave

-xx Park Ave

-xx Chambers Street

-xx Lexington Ave
- NJ

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USER: xxxxx

Reload

Log Off

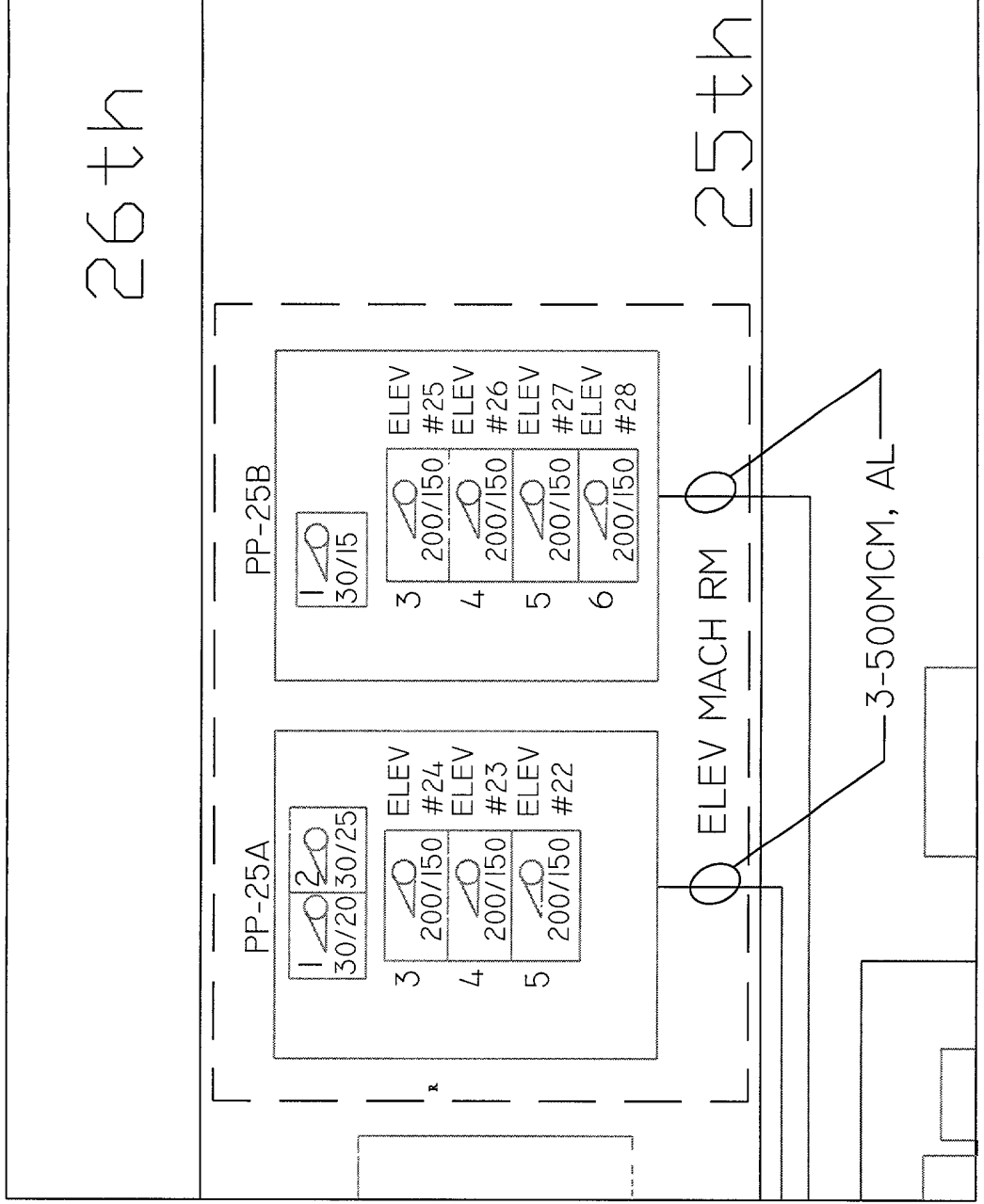


FIGURE 31



gEnergy One

ACME Management

NY

- xx Penn Plaza
- xx UN Plaza
- xx 5th Ave
- xx Broadway
- xx E 78th Street
- xx Madison Ave
- xx Park Ave
- xx Chambers Street
- xx Lexington Ave
- ACME Portfolio

- Load Management
- Electric Rent Inclusion
- Cost Analysis

NJ

261

Cost Analysis

Building  1000 Year 1  Year 2

Unit Cost Kwh  View

xx Penn Plaza  
New York, NY xxxxx  
Bill

Cost

(c) Genergy 2001

Reload

Log Off

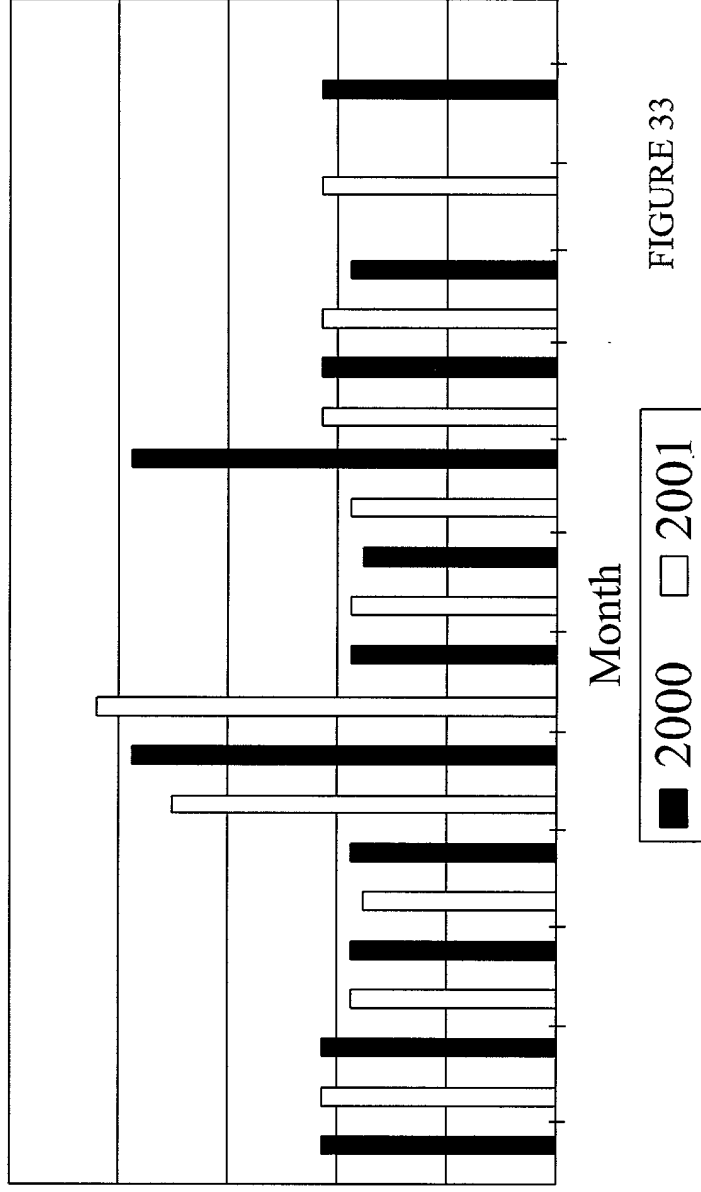


Diagram illustrating the relationship between a list of buildings and a 'Cost Analysis' table.

**Building List:**

- gEnergy One
- ACME Management NY
- xx Penn Plaza
- xx UN Plaza
- xx 5th Ave
- xx Broadway
- xx E 78th Street
- xx Madison Ave
- xx Park Ave
- xx Chambers Street
- xx Lexington Ave

**Cost Analysis Table:**

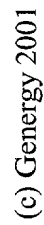
Building	Year 1	Year 2	View
xx Penn Plaza	2000	2001	
Unit Cost KW			

**Annotations:**

- 1000 points to the 'Building' column header.
- 1010 points to the 'Year 1' column header.
- 1015 points to the 'Year 2' column header.
- 1025 points to the 'Unit Cost KW' row.

**Additional Information:**

- xx Penn Plaza
- New York, NY xxxxx
- Bill



A diagram of a control panel. At the top is a rectangular display with a black bar in the middle. Above the display are two small triangles pointing outwards. Below the display is the text "USER: xxxxx". To the right of the display are two rectangular buttons labeled "Reload" and "Log Off".



FIGURE 34

# Cost Analysis

Building  Year 1  Year 2

Total Bill Amounts  View

xx Penn Plaza  
New York, NY xxxxx  
Bill

gEnergy One

ACME Management

NY

- xx Penn Plaza
- xx UN Plaza
- xx 5th Ave
- xx Broadway
- xx E 78th Street
- xx Madison Ave
- xx Park Ave
- xx Chambers Street
- xx Lexington Ave
- ACME Portfolio
- Load Management
- Electric Rent Inclusion
- Cost Analysis

NJ

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Reload

Log Off

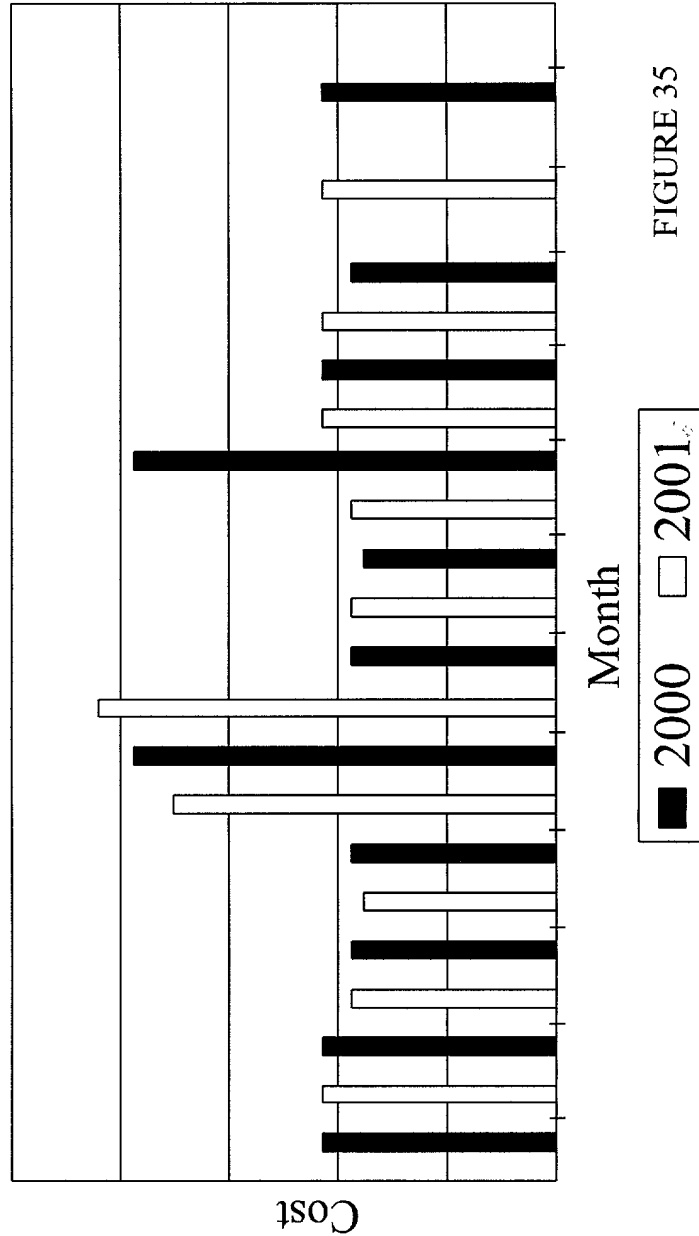


FIGURE 35

gEnergy One  
Load Management Profile

ACME Management

NY

xx Penn Plaza

xx UN Plaza

xx 5th Ave

xx Broadway

xx E 78th Street

xx Madison Ave

xx Park Ave

xx Chambers Street

xx Lexington Ave

ACME Portfolio

Load Management

Electric Rent Inclusion

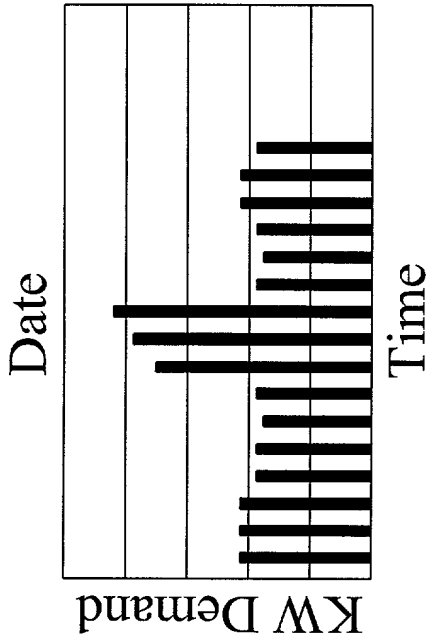
Cost Analysis

NJ

ACME Management

Select Building ▼

Portfolio LMP ▼



xx Penn Plaza    xx 5th Ave    xx Madison Ave  
xx UN Plaza    xx Broadway    xx Park Ave

(c) Genergy 2001

◀

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▶

USER: xxxxx

Reload

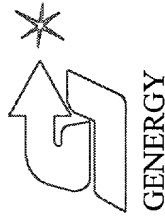
Log Off

Date	Start Time	End Time	Graph Style
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="radio"/> Line <input checked="" type="radio"/> Bar
<input type="button" value="Submit"/>		<input type="button" value="Reset"/>	

Peak Demand(s), Consumption Table In January

Lease ID	Date	Time	KW	KWH
xxx	xx/xx/xxxx	xx:xx	xxxx	xxxxx.xx

FIGURE 36



# Genergy Customer Login

- Back to Login
- Home
- About Us
- Services
- News & Events
- Partners

You are currently not logged in

User ID:

Password:

1100

FIGURE 37



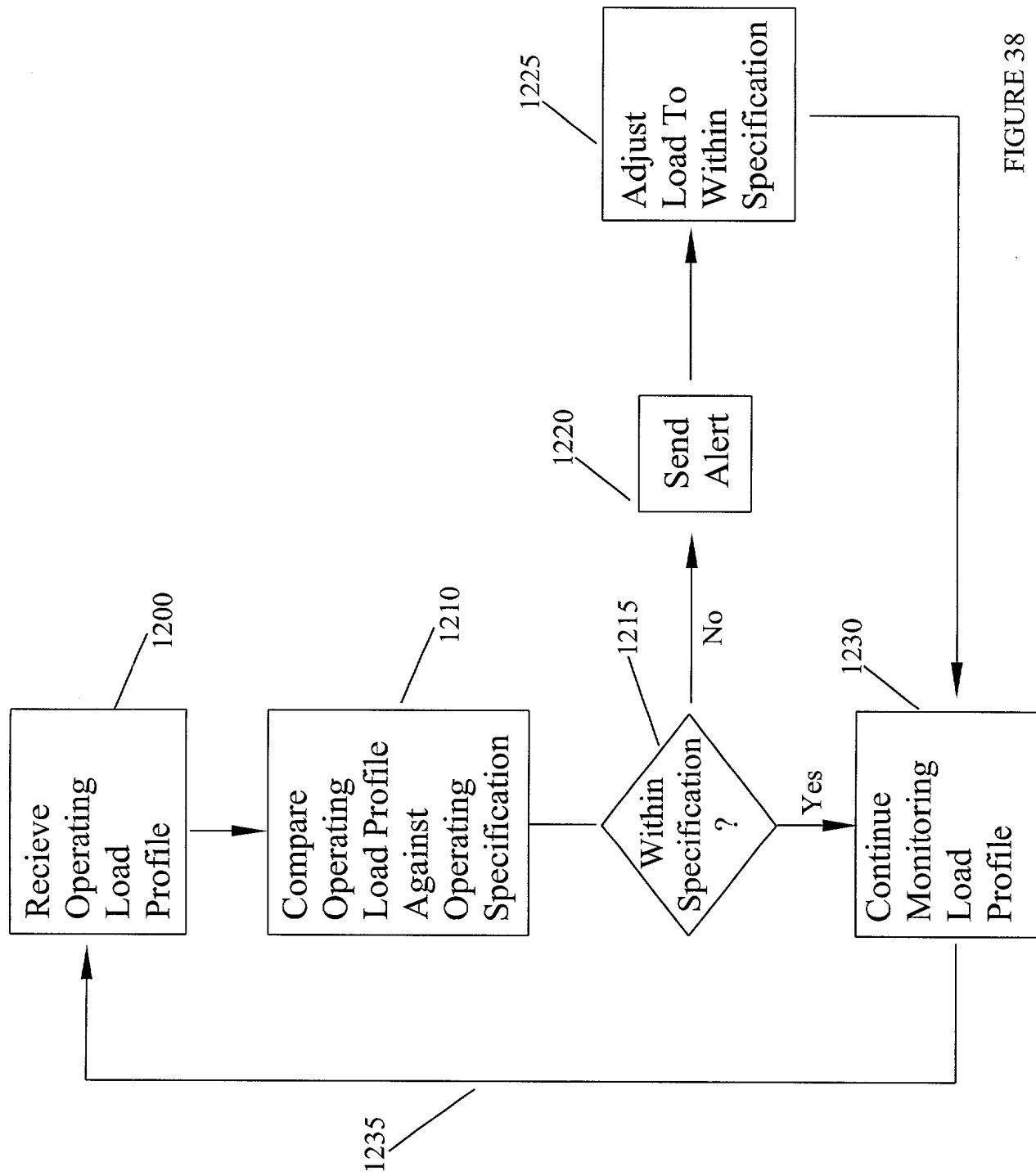


FIGURE 38

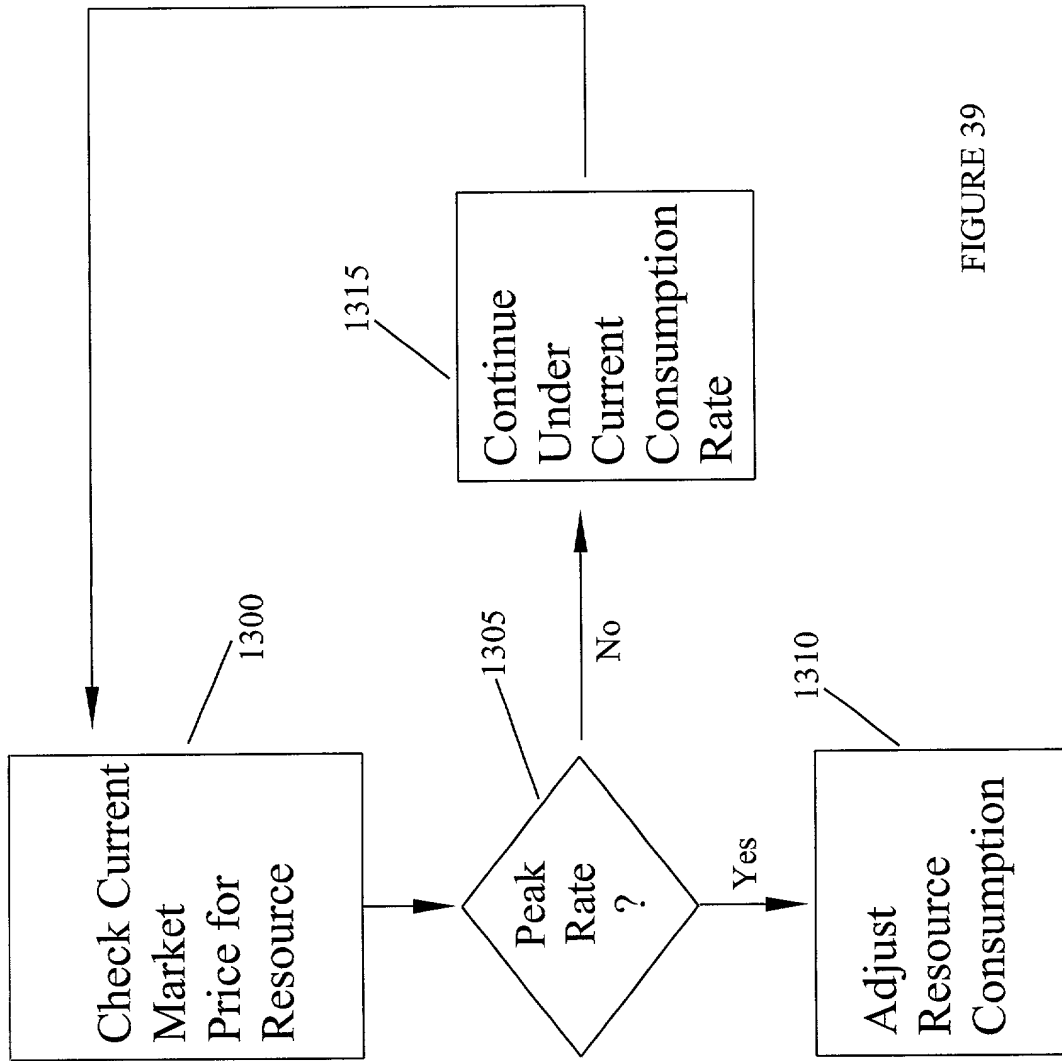


FIGURE 39